138.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,206,600 / 1,206,600
					USE VALUE:	1,206,600 / 1,206,600
					ASSESSED:	1,206,600 / 1,206,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEA JEFFREY & VALERIE
Owner 2:	
Owner 3:	
Street 1:	184 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILSON EDWARD C & KATHRYN P -
Owner 2:	-
Street 1:	184 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2376 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	652,400	3,400	550,800	1,206,600
Total Card	0.147	652,400	3,400	550,800	1,206,600
Total Parcel	0.147	652,400	3,400	550,800	1,206,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.83 /Parcel: 507.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88461

GIS Ref

GIS Ref

Insp Date 11/10/17

!10668!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	652,400	3400	6,400.	550,800	1,206,600		Year end	12/23/2021
2021	101	FV	635,400	3400	6,400.	550,800	1,189,600		Year End Roll	12/10/2020
2020	101	FV	635,400	3400	6,400.	550,800	1,189,600	1,189,600	Year End Roll	12/18/2019
2019	101	FV	456,800	3400	6,400.	581,400	1,041,600	1,041,600	Year End Roll	1/3/2019
2018	101	FV	456,800	3400	6,400.	428,400	888,600	888,600	Year End Roll	12/20/2017
2017	101	FV	456,800	3400	6,400.	410,000	870,200	870,200	Year End Roll	1/3/2017
2016	101	FV	407,100	3400	6,400.	379,400	789,900	789,900	Year End	1/4/2016
2015	101	FV	392,200	3400	6,400.	318,200	713,800	713,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:09:10

LAST REV

Date	Time
03/20/19	10:31:08

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10668

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON EDWARD C	72230-517	1	2/14/2019		1,310,000	No	No		
HELD DOROTHY,	67380-476		6/6/2016		1,152,000	No	No		
VANNAH ALISON I	54528-591		4/12/2010		699,000	No	No		
	16488-130		10/1/1985		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2012	700	Manual	4,000					FRONT STAIRS
6/18/2010	711	Redo Kit	140,000					& BATHS / ENCLOSE
6/28/2007	505	Add Bath	26,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	TTL REFUSAL	HS	Hanne S
3/16/2017	SQ Returned	EMK	Ellen K
2/10/2009	Entry Denied	336	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Entry Denied	263	PATRIOT
8/4/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88461
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	90.	0.96	10									550,800						550,800	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	550,800	Spl Credit		Total:	550,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	9 - Stone	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.20031440
Const Adj.:	1.00589931
Adj $ / SQ:	169.035
Other Features:	146334
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683836
Depreciation:	31456
Depreciated Total:	652379

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

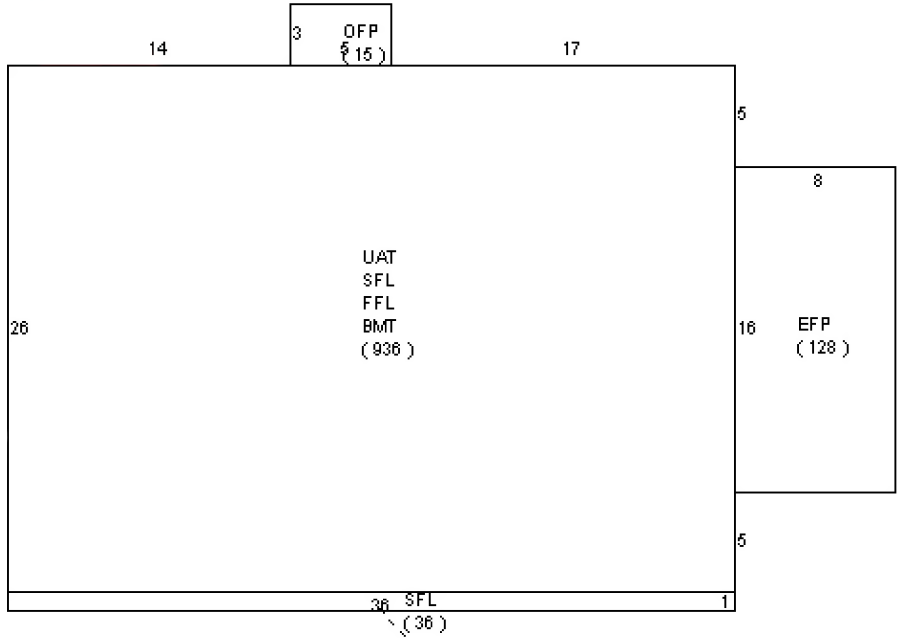
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	204.53
Special Features:	0	Val/Su Net:	202.55
Final Total:	652400	Val/Su SzAd	341.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	972	169.040	164,302
BMT	Basement	936	65.920	61,705
FFL	First Floor	936	169.040	158,217
UAT	Upper Attic	234	118.320	27,688
EFP	Enclos Porch	128	48.780	6,244
OFP	Open Porch	15	44.260	664

Net Sketched Area:	3,221			Total:	418,820
Size Ad	1908	Gross Area	3923	FinArea	2376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1936	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc